

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	07	ASB SHNGLE 50		2700	01	2,265	104.3700	137.77	312,049	1961	1985	0	0	0	27.23	72.77	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 50		1 DUPLEX - 0% - 2024										Heated Area: 2073										HX Base Yr									
Roof Structure	03	GABLE/HIP 100		22 15 22 26 39 15 12 17 14 FST 1993 APT 1993 20 42 4 23 17 15 41 4 15 HXP 1993 HXB 1993																													
Roof Cover	12	MODULAR MT 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	12	HARDWOOD 60																															
Interior Floo	07	CORK/VTILE 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	5	100																															
Bathrooms	2.5	100																															
Frame	03	MASONRY 100																															
Stories	2.	100																															
Units	0	100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		0800	MULTI-FAMILY																														
MAP NUM			MKT AREA											01																			
NEIGHBORHOOD/LOC		1042.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
APT	810	100	1993	810	81,207																												
FST	330	55	1993	182	18,246																												
HXB	1,263	100	1993	1,263	126,623																												
HXP	16	30	1993	5	501																												
HXP	16	30	1993	5	501																												
TOTALS	2,435			2,265	227,078																												
EXTRA FEATURES					2830 JEFFERSON AVE, FERNANDINA BEACH																												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
1	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1961	1961	3	20	66																	
2	0810	CONCRETE A	0	0	0	0	861.00	SF	6.50	6.50	100	1996	1996	3	70	3,918																	
3	0810	CONCRETE A	0	0	20	35	700.00	SF	6.50	6.50	100	1998	1998	3	73	3,322																	
4	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	1998	1998	3	73	1,571																	
5	1241	WD DECK G	0	0	12	14	168.00	UT	14.95	14.95	100	1998	1998	3	25	628																	
6	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	1998	1998	3	73	16,819																	
7	0819	CONC 12"	0	0	4	11	44.00	SF	9.50	9.50	100	1998	1998	3	73	305																	
8	0819	CONC 12"	0	0	4	14	56.00	SF	9.50	9.50	100	1998	1998	3	73	388																	
9	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	100	2003	2003	3	58	334																	
10	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2001	2001	3	100	10,000																	
LAND DESCRIPTION					TOTAL OB/XF 37,351																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000800	C	MULTI-FAMILY	0	0005	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000																